

## **Article VIVD – “Neighborhood Preservation Overlay Zone”**

**Ordinance No. 816 – Approved by the Mayor and Common Council on November 8, 2010**

### **Summary**

#### **Section 164-45.25 – Introduction**

The “Neighborhood Preservation Overlay Zone” is intended to provide for the preservation of the historic character and physical setting of the City’s traditional residential neighborhoods.

#### **164-45.26 – Purpose**

The purpose of the “Neighborhood Preservation Overlay Zone” is to protect the historic and architectural character of the City’s traditional residential neighborhoods by promoting the use of land and development that is compatible with Westminster’s heritage and is in keeping with the spirit and intent of Westminster’s 2009 Comprehensive Plan.

#### **164-45.27 – District Designated**

The “Neighborhood Preservation Overlay Zone” is an overlay zone.

#### **164-45.28 – Relationship to Underlying Zone**

The “Neighborhood Preservation Overlay Zone” is placed over properties located in either the R-7,500 or R-10,000 residential zones. With the exception of modifications to the permitted uses and special exceptions uses, all other provisions of the underlying zones continue to apply.

#### **164-45.29 – Used Permitted**

##### **1. Underlying zone – R-7,500 residential zone**

###### **A. Permitted uses:**

- (1) Single-family detached dwelling, including accessory buildings
- (2) Single-family semi-detached dwelling, including accessory buildings

###### **B. Special exception uses:**

- (1) Churches
- (2) Public buildings

##### **2. Underlying zone – R-10,000 residential zone**

A. Permitted uses

- (1) Single-family detached dwelling, including accessory buildings

B. Special exception uses:

- (1) Single-family semi-detached dwelling, including accessory buildings
- (2) Churches
- (3) Public buildings

**164-45.30 – Reclassification**

Properties included in the “Neighborhood Preservation Overlay Zone” are not eligible for consideration for reclassification to either the PD-4 or PD-9 planned residential zones.

**164-45.31 – Proceedings**

Properties may be placed in the “Neighborhood Preservation Overlay Zone” by sectional map amendment only.

**164-45.32 – Inclusion of Additional Neighborhoods**

The City will work with its Historic District Commission, other City boards and commission, the Historical Society of Carroll County, related organizations and citizens to identify additional traditional residential neighborhoods for inclusion in the “Neighborhood Preservation Overlay Zone”.